THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311198**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $542,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2017. Notary Public My Commission Expires: 6/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans:T20170036784 DEEDWARR
Recvd: 05/02/17 09:17 2 pgs
Fees:13.00 Taxes:2005.40
20170502-0042857

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wilber Leon Vinson and Ji Hye Jung 2517 Westwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-0-381.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Bowman Robinson and Chelsea Frazer Robinson Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wilber Leon Vinson and Ji Hye Jung, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 49 feet of Lot No. 43 on the plat of Belair Subdivision, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43 fronts 49 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192 feet to a line.

Being the same property conveyed to CHELSEA C. FRAZER, an unmarried person and T. ROE FRAZER, II and SANDRA R. FRAZER, husband and wife, by deed from JOSE H. AMDEN and wife, JESSICA H. AMDEN, of record in Instrument No. 20120517-0042889, dated May 15, 2012, said Register's Office.

Being further conveyed to MICHAEL BOWMAN ROBINSON and CHELSEA FRAZER ROBINSON, husband and wife, by deed from CHELSEA FRAZER ROBINSON, F/K/A CHELSEA C. FRAZER, T. ROE FRAZER, II and SANDRA R. FRAZER, husband and wife, of record in Instrument No. 20150120-0005127, dated January 14, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-15-0-381.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 6, said Register's Office.

This is improved property located at 2517 Westwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2017.

Michael Bowman Robinson

Chelsea Frazer Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Bowman Robinson and Chelsea Frazer Robinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018